



17 The Limes, Ashill
Thetford



Guide Price £250,000 - £260,000
Minors & Brady

17 The Limes

Ashill, Thetford

Tucked away in the sought-after village of Ashill, this charming detached bungalow offers the perfect blend of comfort, convenience, and low-maintenance living. Whether you're looking to downsize or need the ease of a single-level, wheelchair-friendly layout, this home is designed with lifestyle in mind. Inside, you'll find a welcoming flow from the bright porch to a spacious sitting room with new flooring, a practical kitchen, and a garden room overlooking a private, beautifully kept garden. With two double bedrooms, a modern bathroom, off-road parking, garage, summerhouse bar, and workshop, this property is a beautiful home in a peaceful Norfolk setting.





M&B

17 The Limes

Ashill, Thetford

- Detached bungalow positioned in the Norfolk village of Ashill
- Perfect for someone looking to downsize, or if you require a single-level layout
- Wheelchair friendly
- Spacious sitting room with new flooring, inviting relaxation and entertaining
- Kitchen equipped with wall and base cabinetry, a freestanding oven and under-counter spaces for your own appliances
- A garden room that extends the reception space, allowing you to enjoy views of the garden in the comfort of your home
- Two double bedrooms and a modern bathroom comprising of a classic three-piece suite
- A private, well-maintained garden featuring an artificial lawn, a laid to lawn, planted beds, a workshop and a summerhouse that is currently utilised as an entertainment bar
- A driveway providing off-road parking and a garage for storage options



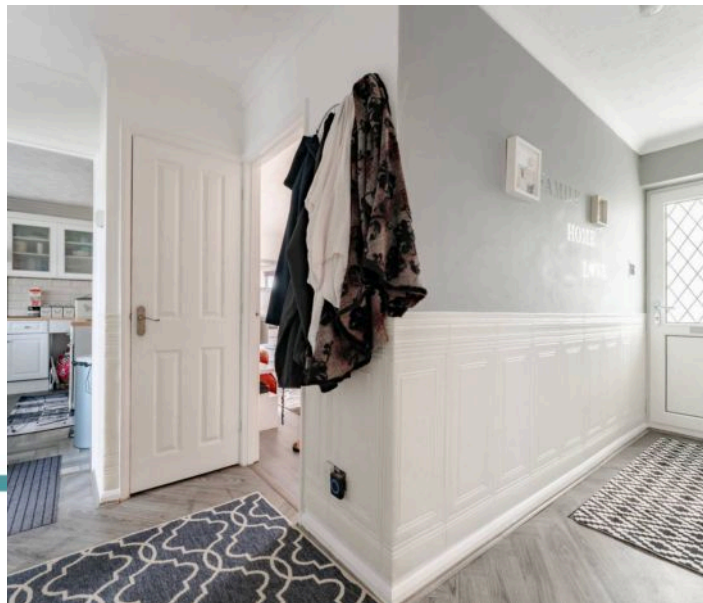
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Location

The Limes is a quiet residential cul-de-sac located in the heart of Ashill, a traditional Norfolk village located between Watton and Swaffham. Surrounded by open countryside, Ashill offers a peaceful rural setting with a strong sense of community, while still providing essential local amenities. Within the village itself, residents benefit from a well-stocked convenience store that caters to day-to-day needs, as well as a popular local pub, The White Hart, known for its food and friendly atmosphere. For fresh produce and seasonal goods, small local farm shops and roadside stalls are often within easy reach. The village also hosts a community centre, which acts as a hub for events, fitness classes, and local clubs.

Families living at The Limes are served by Ashill Primary School, located within walking distance. It's a well-regarded village school offering a friendly and nurturing environment. Secondary education is available nearby in Watton or Swaffham, with regular school transport services running from the village. Healthcare needs are supported by GP surgeries and pharmacies in nearby towns, with the closest options typically found in Watton, just a short drive away. For more specialist care or hospital services, Swaffham and Dereham offer further facilities.



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Stepping through the bright and airy porch, you're welcomed into a spacious entrance hall that sets the tone for the rest of the home—inviting, well-maintained, and filled with natural light. The generously sized sitting room features new flooring and provides the perfect setting for both relaxed evenings and social gatherings, creating a warm and homely ambiance.

The kitchen is both functional and adaptable, fitted with a range of wall and base units, a freestanding oven, and designated under-counter spaces for your appliances—ideal for everyday cooking or entertaining. Adjoining this space is a delightful garden room, extending the living area and offering a peaceful spot to enjoy views of the garden, whatever the weather.

The accommodation comprises two well-proportioned double bedrooms, both offering comfortable and versatile living arrangements, whether used for sleeping quarters, a guest room, or a home office. The modern bathroom is fitted with a classic three-piece suite, accommodating all residents and guests.



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Outside, the property continues to impress. The private rear garden is beautifully maintained and offers a mix of artificial lawn and natural grass areas, complemented by established planted borders. A summerhouse, currently set up as an entertainment bar, adds a fun and social element, while a separate workshop provides excellent space for hobbies or DIY projects.

Practicality is well catered for with a private driveway offering off-road parking and a garage that adds valuable storage options. This bungalow offers more than just a home—it promises a low-maintenance, peaceful lifestyle in a friendly village setting, with everything in place to enjoy relaxed, single-level living.

Agents note

Freehold



Ground Floor
1082 sq.ft. (100.5 sq.m.) approx.



Sqft Includes Garage And Store

TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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